



## 28 Ventnor Gardens, Gateshead, NE9 6EA

Offers Over £245,000

This lovingly maintained three-bedroom semi-detached family home in Ventnor Gardens, Low Fell has been cherished by the same family for many years and is now ready for a new chapter with you. It offers comfortable, well-proportioned accommodation with a welcoming reception hallway which leads to a bright lounge with a picture window overlooking the beautifully maintained rear garden, which opens into a dining room with a bay window overlooking the front elevation, just off the hallway is a convenient ground-floor WC and access to the kitchen, which also enjoys garden views and a doorway to the garage/utility area. The first floor comprises three double bedrooms, two of which feature fitted wardrobes and bay windows, and a modern shower room/wc. Externally the home has a jewel of a rear garden which is attractively laid out with patio areas and a summer house, while to the front there is a well-kept forecourt garden and a driveway and garage provide off-street parking. While the home is in great condition overall, there is a little updating opportunity to personalise it, making it the ideal canvas for a new family to make it their own. Set in a great location with access to everything Low Fell & Gateshead has to offer including Saltwell Park. An internal viewing is essential to fully appreciate the size and standard of accommodation that is on offer here in this fantastic family home.

## ENTRANCE HALLWAY



## GROUND FLOOR W.C.



## KITCHEN



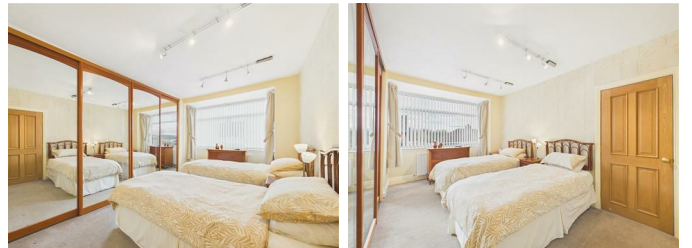
## ACCOMMODATION FIRST FLOOR



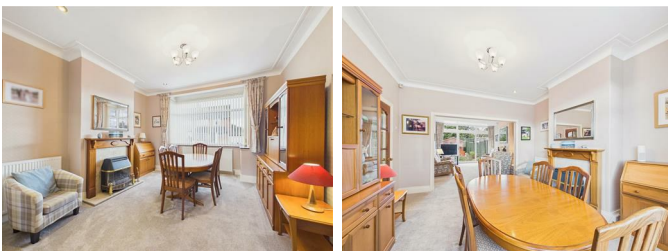
## LOUNGE



## BEDROOM ONE



## DINING ROOM



## BEDROOM TWO



## BEDROOM THREE



Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.

## FAMILY BATHROOM/W.C



## EXTERNAL



## GARAGE WITH UTILITY ATTACHED



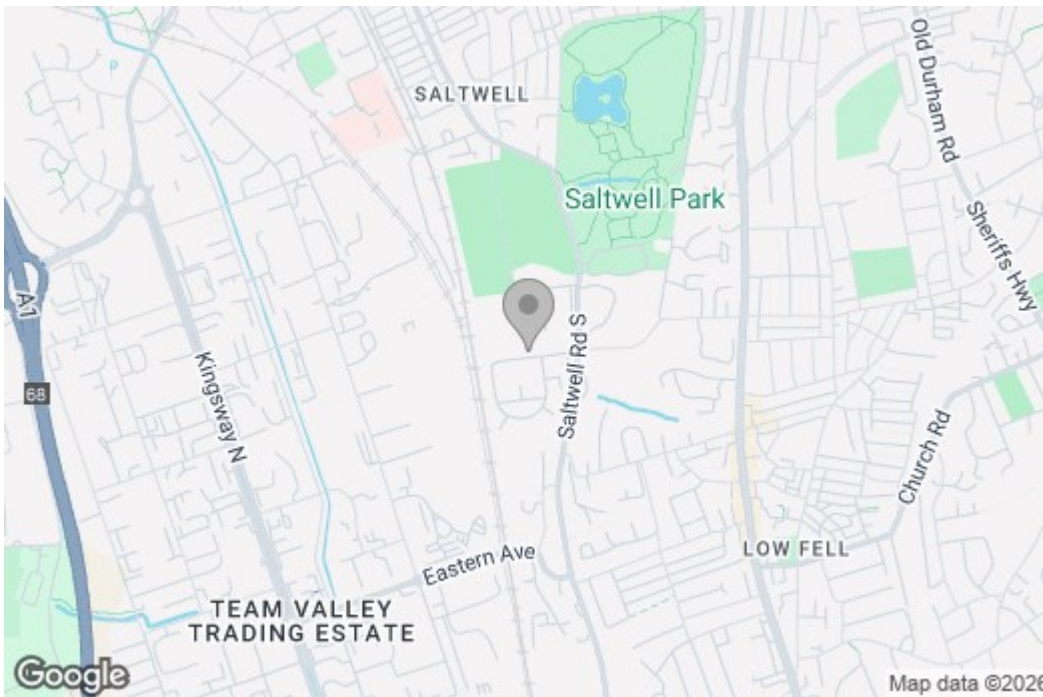
## Property disclaimer

**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

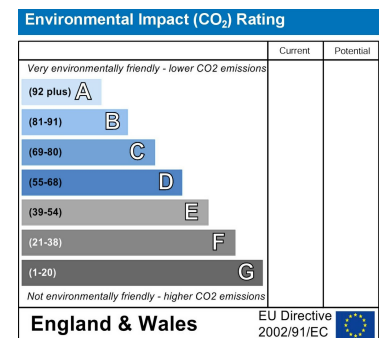
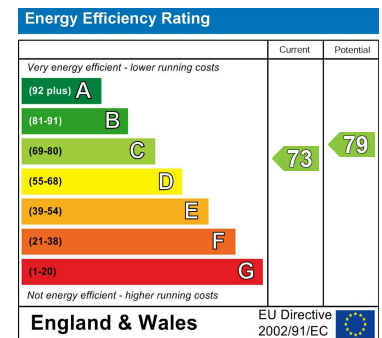
# Floor Plan



# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract, purchaser should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give a representation or warranty in respect of the property.